



**302, 400 1 Avenue SE
Diamond Valley, Alberta**

MLS # A2286296



\$369,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry		

Inclusions: n/a

****OPEN HOUSE SATURDAY FEBRUARY 21ST 1-3PM ****Welcome to peaceful adult living with breathtaking country and mountain views! This well-maintained 55+ community offers the perfect blend of quiet serenity and convenient access to the city. This bright and inviting 2-bedroom, 1.5-bath condo features a functional layout designed for comfortable everyday living. The spacious primary bedroom includes a 2-piece ensuite, a large closet, and was freshly painted last year, giving the space a clean and updated feel. A second bedroom offers flexibility for guests, hobbies, or a home office. The kitchen is thoughtfully laid out with a built-in pantry, plenty of storage, and a cozy dining area, while in-suite laundry adds everyday convenience. Enjoy the charm of a friendly, well-cared-for building with excellent amenities including a workout area, and a common room that can be reserved for private gatherings and events. This is a wonderful opportunity to enjoy a low-maintenance lifestyle in a community that truly feels like home. If you're looking for comfort, convenience, and a welcoming community with a serene country feel, this is the one.